



LUSH BAR & RESTAURANT

54-55 Boutport Street, Barnstaple, EX31 1SH

FREEHOLD: £595,000 | REF: 3451572

KEY HIGHLIGHTS

- Turnover in excess of £1,000,000
- Potential on site accommodation
- c.100 covers
- GIA: 3,171ft
- Stylish Decor
- Energy Rating D



LOCATION

Barnstaple is the historic and regional centre of North Devon, offering a vibrant mix of culture, commerce and natural beauty. The town boasts a high street with independent shops, cafés and restaurants, alongside modern amenities and excellent transport links.

Situated just an hour's drive from Exeter and within easy reach of Exmoor and Dartmoor National Parks, Barnstaple is perfect for those seeking a balance of town convenience and countryside charm. Its proximity to stunning North Devon beaches makes it a popular destination for locals and visitors alike, ensuring strong year-round footfall and business potential.





DESCRIPTION

Lush Bar & Restaurant is a vibrant and stylish hospitality venue in the heart of Barnstaple. Situated in a prime town centre location, this recently refurbished property combines a contemporary bar with a welcoming restaurant space, creating an ideal setting for dining, socialising and events. The interiors have been finished to a high standard with modern décor and atmospheric lighting, complemented by a fully equipped bar and commercial kitchen. The venue is well known for its quality food, cocktails and lively atmosphere. Positioned opposite the cinema and surrounded by high footfall, Lush Bar & Restaurant is perfectly placed to attract both locals and visitors, making it an excellent turnkey opportunity for an experienced operator or investor.

INTERNAL DETAILS

Ground Floor:

The ground floor of the property features a warm and welcoming restaurant and bar area, beautifully presented with stylish décor that creates a charming and intimate atmosphere. The space is thoughtfully designed to cater for both couples seeking a relaxed dining experience and larger groups looking for a vibrant setting. A well-positioned bar servery adds to the inviting feel, while the kitchen hatch overlooks the restaurant, offering a sense of theatre and connection between guests and the culinary team. Every detail reflects quality and character, making this an exceptional venue for memorable dining.

First Floor:

The first floor includes a large office and generous storage areas, providing practical support for the day-to-day running of the business. From this level, there is access to a flat roof area where plans have previously been drawn up to create an attractive outdoor dining terrace, subject to the necessary consents. This additional feature presents a fantastic opportunity to enhance the venue's appeal and increase covers, making the most of the property's potential.

Second Floor:

The third floor is currently utilised as storage space but is registered under a separate council tax band as residential accommodation, meaning it can easily be reinstated as an owner's flat, subject to any necessary consents. This offers a valuable opportunity for on-site living or additional income through letting, further enhancing the flexibility and appeal of the property.





TRADING INFORMATION

Available upon request.

TRADING HOURS

Monday: 11:00 - 22:30

Tuesday: 11:00 - 22:30

Wednesday: 11:00 - 22:30

Thursday: 11:00 - 22:30

Friday: 11:00 - 22:30

Saturday: 11:00 - 22:30

Sunday: 11:00 - 21:30

FIXTURES & FITTINGS

All fixtures and fittings are owned outright and are included in the sale price, except a few personal items which will be retained by the owner.

THE OPPORTUNITY

There is an opportunity for an experienced operator to take over a popular business with a strong turnover in the centre of Barnstaple.

TENURE

The property is being sold Freehold.

BUSINESS RATES

The current rateable value (1 April 2023 to present) is £38,000.

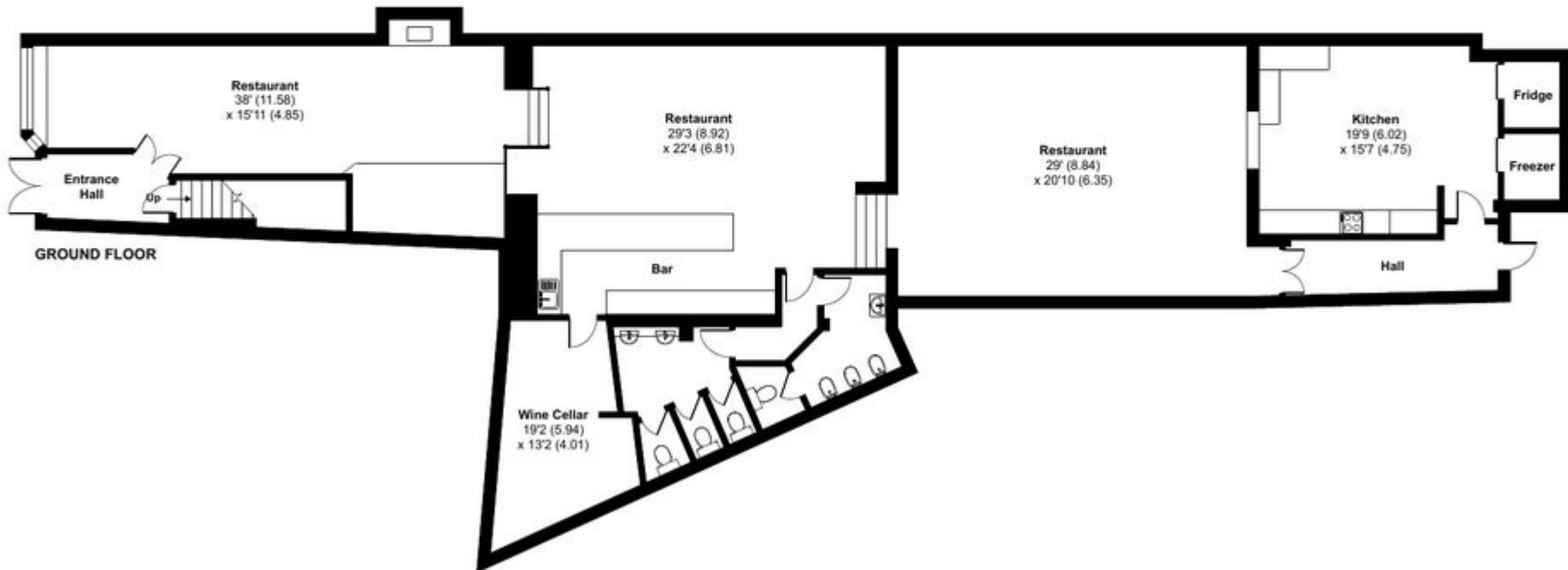
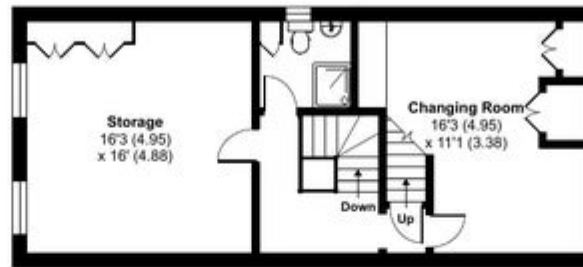
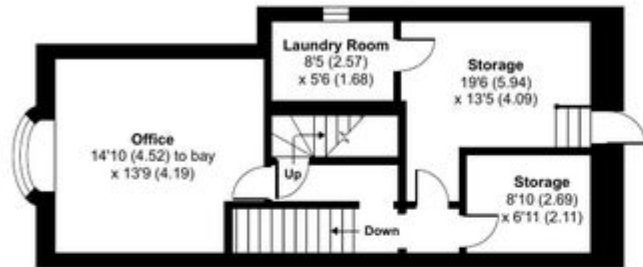




Boutport Street, Barnstaple, EX31

Approximate Area = 4038 sq ft / 375.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1382229



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



RYAN BASSETT

Business Agent – Pubs and Restaurants

T: +44 7561 114 977

E: ryan.bassett@christie.com

